Read the instructions all the way through and test the parts for identification, to see how they fit, and to plan ahead for the finishing materials you have chosen.

Paint the exposed surfaces of the Trim, Gingerbread, and Shutters before assembly; but you must not sand or paint the gluing surfaces. Planning makes the project easier!

The Cranberry Cove (#452)
Exterior View

The Cranberry Cove (#452)
Interior View

Congratulations on your purchase of a *Walmer* Dollhouse by **Real Good Toys**. Your Dollhouse has been precision made in Vermont with meticulous care by our craftspeople using only the finest quality materials.

This dollhouse will last for years, even generations, if proper care and attention is given during assembly. Take your time during assembly and be sure to read the instructions completely before you proceed.

Check all parts and packs against the parts list before beginning construction to identify the parts and to make sure you have everything. If you need replacement parts be sure to include the exact name and measurements taken directly from the parts list.

Assembly Notes:
A large, clutter-free, well lighted work area is most helpful during assembly, and a flat work surface is essential.

Supplies:

White glue	Pencil
Masking tape	Sandpaper: 100 grit and 320 grit
Nail Set or Awl	'Light' Spackle

Don't be stingy with glue or tape. Use generous amounts of glue. Always wipe off excess glue immediately.

Read the instructions carefully, look at each of the illustrations. With the parts in your hands, think the assembly through before you proceed.

Always test fit (no glue) parts before final assembly. Sand any rough edges before gluing.

Check all the joints to be sure everything is tight or straight. If more tape or a helper is needed, it's good to know that before the parts have glue on them.

Make sure everything is straight and flat as the glue dries... That's the shape that will be permanent.
Make all joints flush. Keep surfaces and edges square.

The optional Two Story Wing that is featured at the right can be attached to either side (viewed from the front) of the Cranberry Cove dollhouse. The Two Story Wing kit #456, is available as a separate purchase, see your Real Good Toys' miniature dealer for more details.

Painting: Use high quality semi-gloss latex enamel, sanding between coats with 320 grit silicone carbide sandpaper. Avoid old gloppy paint and poor quality paint brushes. Do not paint surfaces to be glued.

After assembly but before any outside details are attached, repair any defects, fill the nail holes, sand carefully with 320 grit silicone carbide sandpaper, then re-paint. Sometimes a 3rd coat is necessary.

When nailing the side and front panels to the floors, be very careful of the nail placement; use a straight edge to line up the middle nail in each row of nails.

Always check the inside of the joint for a crooked nail before the nail is driven all the way in.... then you can grab it with pliers if it's necessary to pull it out.

Drive the last bit of the nail in with a hammer and nail set or awl to leave the nail head a little below the surface. Then sand and fill the nail hole with 'light' spackle or wood putty. Sand again when the fill is dry, and paint when you paint the wall.

Options:
A wide variety of materials and accessories are available to help you achieve your dream house.

The following is a partial list of accessories available through your **Real Good Toys'** miniature dealer.

#452SS	Shingle & Siding Pack
#456	Lilliput Two-Story Wing
#SC	Copper flashing
#T10	Turntable
#EL66	EZ Punch and Electrification Helper Set (The EZ Punch piercing tool punches holes making nailing, screwing, and setting electrical parts easier.)

#456 Exterior View

#456 Interior View

Parts List:

(1) Base Floor: ($1/4$) $11^3/4$ x $22^3/32$
(2) Upper Floor: ($3/8$) $11^3/4$ x $22^3/32$, Stair Hole
(1) Porch Floor: ($1/4$) $4^1/2$ x $21^7/8$
(1) Porch Roof: ($1/4$) 5 x $21^7/8$, Bev.
(2) Gable Roof: ($1/4$) $2^1/4$ x $8^5/16$
(1) Left Side Roof: ($1/4$) $8^1/2$ x $12^1/4$, Bev.
(1) Right Side Roof: ($1/4$) $8^1/2$ x $12^1/4$, Bev.
(2) Side: ($1/4$) $11^3/4$ x $17^3/4$
(2) Partition: ($1/4$) $9^3/8$ x $8^1/8$
(1) Attic Partition: ($1/4$) $8^3/8$ x $9^1/4$, Mitered.
(1) Roof Top: ($1/4$) $10^{11}/16$ x $19^3/4$
(2) Stair Base: ($1/4$) $2^1/4$ x $11^5/16$, Bev.
(1) Front: ($1/4$) $17^3/4$ x $22^1/2$
(1) Front Roof: ($1/4$) $23^5/8$ x $8^1/2$
(1) Gable Front Triangle: ($1/4$) $6^7/8$ Tall x $9^7/8$ Base
(1) Gingerbread Sheet #5 ($1/8$) 8 x 24
(12) Shaped Balusters:

#452/454 Longs:

(2) Underframe: ($1/2$ x $1/2$) $22^3/32$
(1) Front Undermolding: ($9/16$ x $1^5/32$) $23^7/8$
(1) Porch Underframe: ($1/2$ x $1/2$) $21^7/8$
(2) Corner Molding: ($1/2$ Corner) $17^7/16$
(2) Facing Strip: ($7/32$ x $1/8$) $23^3/4$

#452/454 Shorts:

(1) Left Undermolding: ($9/16$ x $1^5/32$) $12^{13}/16$
(1) Right Undermolding: ($9/16$ x $1^5/32$) $12^{13}/16$
(2) Underframe: ($1/2$ x $1/2$) $10^3/4$
(2) Roof Corner: ($1/2$ x $1/2$) $8^9/16$, Mitered
(2) Stair Side Boards: ($1^1/8$ x $1/8$) $11^7/8$, Mitered
(2) Glue Strip: ($3/16$ x $3/16$) 6

#452/454 Stubbies:

(5) Underframe: ($1/2$ x $1/2$) 4
(1) Apex Block: ($3/4$MDF) Triangular
(2) Corner Post: ($1/2$ x $1/2$) $1^1/8$, Grooves
(2) End Post: ($1/2$ x $1/2$) $1^1/8$, Groove

#452 Porch Longs

(1) House Beam: ($3/8$) $^{11}/16$ x 21
(1) Porch Beam: ($3/4$) $9/16$ x 21

#450/452 Post & Rail:

(4) Post: ($1/2$ x $1/2$) 8
(4) Rail: ($3/8$ x $5/16$) 6, Grooved

(2) Stair Pack of (11) Steps: ($3/4$ x $3/4$) $2^1/4$

Landings:

(2) Raised Panel: ($3/16$) 2 x $3^7/8$
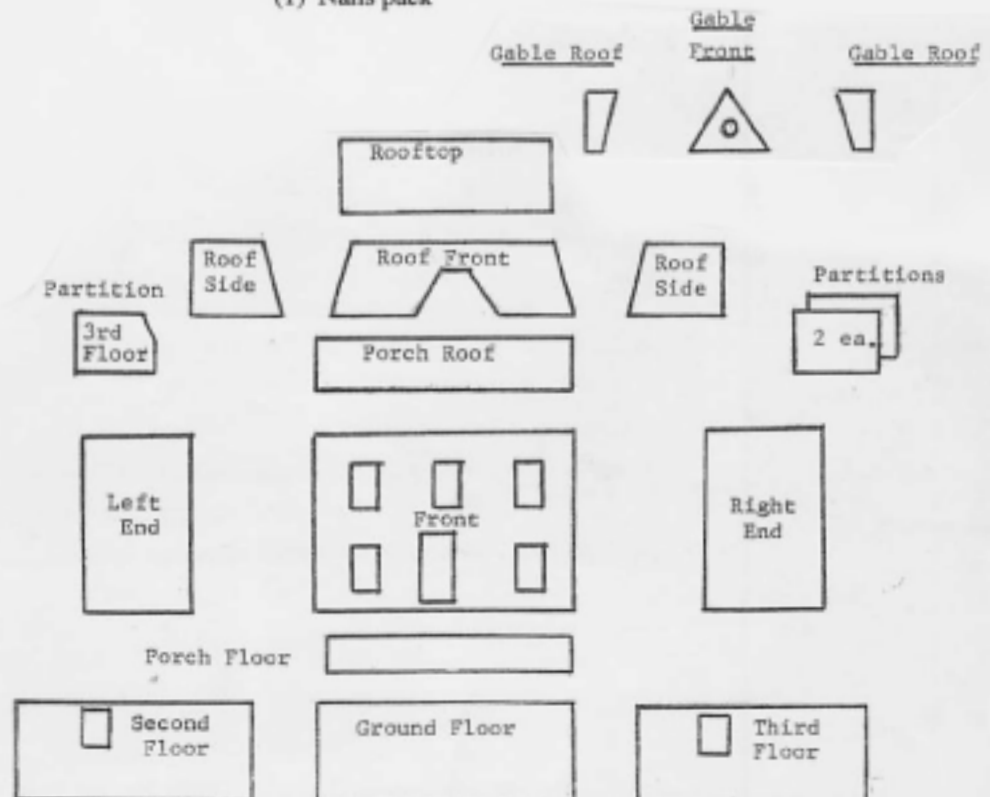(2) Raised Panel: ($3/16$) 2 x $2^3/4$

#WX Window Packs (5 Bags), each contains:

(2) Shutters: ($3/16$ x $3/16$) $4^1/2$
(2) Lintels: ($1/4$) 3 x $3/8$
(2) Shutter Spacers: ($3/16$) $4^1/2$ x $1^3/16$
(2) Interior Side Trims: ($1/8$) $5^3/16$ x $3/8$
(2) Interior Top & Bottom Trims: ($1/8$) $2^{11}/16$ x $3/8$
(1) 6 over 6 Silkscreened Window

Door Pack (boxed):

(1) #1015 Door
(1) #2018 Octagon Window
(1) Nails pack

Major Parts

Assemble the Stairs: ❶

☐ 1. Test the stairs on the Stair Base to see how they fit. Spread three fat lines of glue (the length of the Stair Base) on the length of the Stair Base.

☐ 2. Glue the Steps to the Stair Base. The bottom and top steps are flush ("flush" means forming a continuous unbroken surface) with the ends of the Stair Base as shown (Illustration #1).

Before the glue dries, make sure all of the steps line up and are spaced evenly. Let the glue dry.

☐ 3. Glue a Stair Side Board to each Stair Base assembly for support.
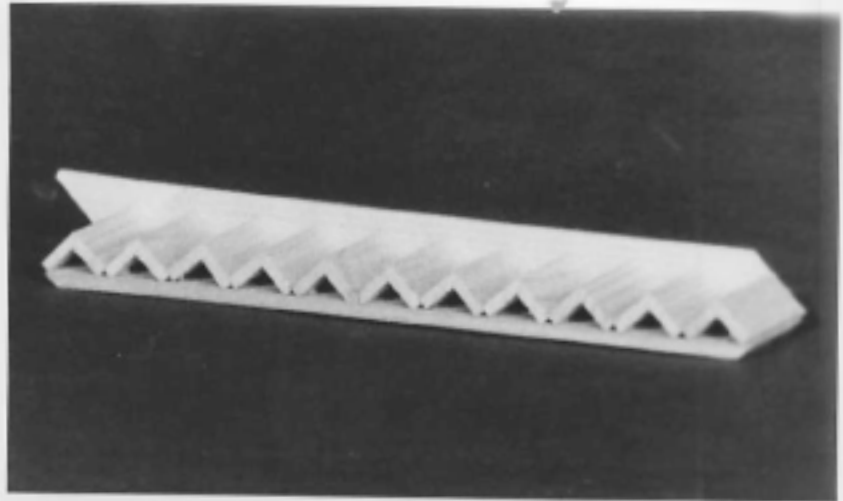
Assemble the Underframe:

Pro Tip: When attaching the Base Floor to the Underframe, check to be sure the best side of the Base Floor is facing up (this is the surface that will be visible when your dollhouse is completed) . ❷

☐ 1. Glue and tape together the Underframe perimeter. The long underframes overlap the short underframes (Illustration #2).

☐ 2. Glue, weight, and tape the Underframe assembly to the Base Floor, lined up at the edges. Set aside to dry.

22³/₃₂"

10³/₄"
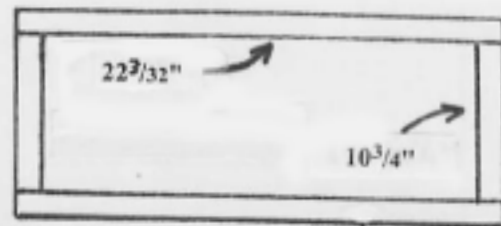
In use, the Underframe is under the Base Floor and lines up with the edges all around. The best face of the Base Floor faces up - away from the Underframe

Assemble the Housebody:
Now is a great time for an extra pair of hands.

☐ 1. Without glue, test the Base Floor assembly along with the Sides to check the fit. The Sides are lined up at the front, back, and bottom edges of the Underframe (Illustration #3).

☐ 2. Spread glue along the ends of the Base Floor/Underframe. Nail through the bottom Sides into the Underframe. Use a straight edge to position the middle nail(s). Remember to check for a mis-aimed nail while the nail head is still sticking out.

❸
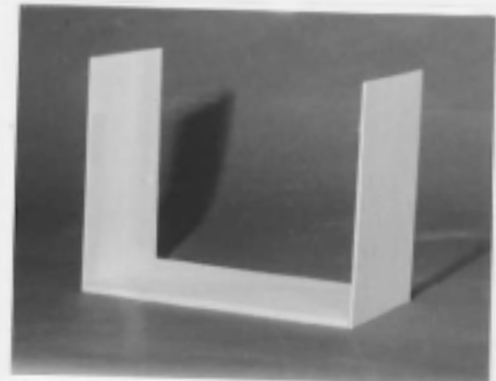
☐3. Without glue, temporally tape the Front panel in place to hold the housebody square. Without glue, set the Partitions on the Base Floor to locate the position of the Second Floor.

Spread glue on the ends of the Second Floor. Glue the Second Floor in place, (the stair hole is closer to the Front panel and Left Side, as seen from the back of the house).

Nail through the Sides into the Second Floor (Illustration #5).

☐4. Remove the Partitions used in step 3 and set them on the Second Floor to locate the position of the Third Floor.

Glue and nail the Third Floor in place following step 3.

☐5. Attach the Front to the housebody (Note the position of the stair hole. Lay the housebody on its BACK on a flat surface (Illustration #6). Temporarily set dividers above and below the Second Floor to keep it straight.

Spread glue on the front edges of the Side panels, Floors, and Underframe. Set the Front panel into position on the housebody, flush at the sides and bottom edges.

Tape the Front securely to the Sides, and nail through the Front into the Underframe and Floors to hold everything tight as the glue dries.

☐6. Attach the Undermolding: Glue and tape the Undermolding on the top edges of the Front and Side panels. Make sure the fit is tight at the corners (Illustration #6).

Top View
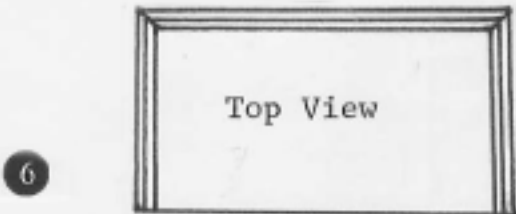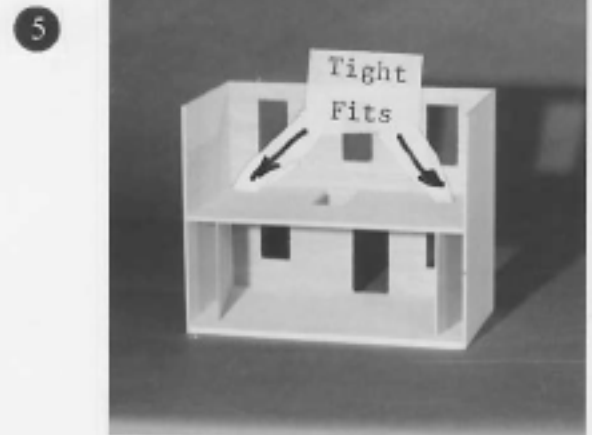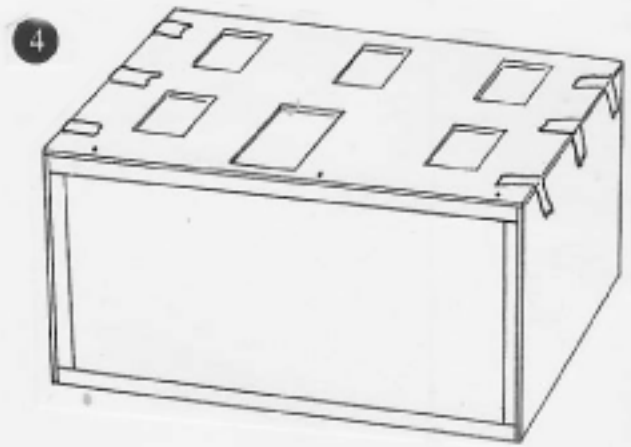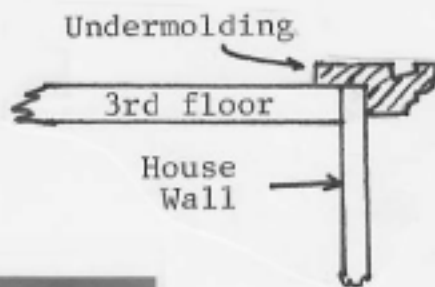
Test First!

☐1. **Assemble the Roof** (Illustration #7): Spread glue in the grooves of the Undermolding and along the edge of the Side Roofs.

Glue the Gable Front panel in the front groove of the Undermolding. Glue the Front Roof in back of the Gable Front as shown. Use tape to hold the Gable Front straight up-and-down as the glue dries.

Glue the Side Roofs in the side grooves of the Undermolding and to the Front Roof . Use tape to hold the panels tight as the glue dries.

☐2. Spread glue on the top edges of the roof panels. Set the Rooftop on the roof panels. Make sure the Rooftop is even with the roof panels all around. Add weights and use several pieces of tape to hold the Rooftop in place (Illustration #8).

☐3. Without glue, set the Gable Roofs on top of the Gable Front. The Gable Roofs leave a "V" at the top to hold Gable Gingerbread (Illus. #9). Carefully remove the Gable Roofs one at a time and lightly trace where the inside of the Gable Roofs touch the Front Roof.
  Glue the Apex Block inside the tracing on the Front Roof. (Illustration #10). Let the glue dry.
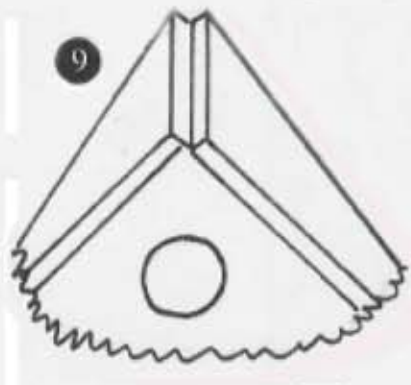
Apex
Block

☐4. Glue and tape the Gable Roofs to the Apex Block and the upper edges of the Gable Front.
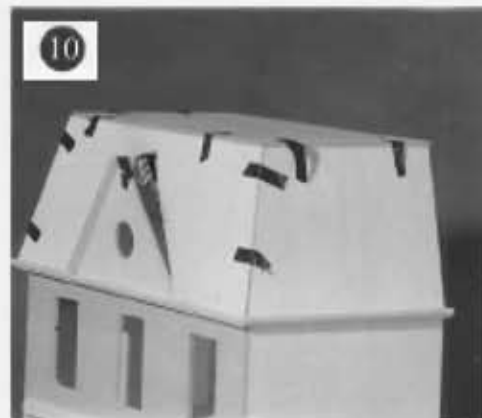
The Apex Block glues to the Front Roof Lined up with the tracings.

In red (below) is an answer to an email question about steps 3 & 4

As it stands your dollhouse has the Gable Front (triangle) and the Roofs installed.

Step 3 has you holding the Gable Roofs in place on the house, touching each other at the top (leaving a "V" in between them at the top for the Gingerbread), touching the Gable Front, and touching the Front Roof evenly along the back edges. Without moving the left Gable Roof, remove the Right Gable Roof and trace the underside of the Left Gable Roof onto the Front Roof. Put the Right Gable Roof back in place, remove the Left Gable Roof, and trace the underside of the Right Gable Roof onto the Front Roof.

Now you have two lines on the Front Roof to locate the Apex Block. Test the Apex Block on the Front Roof until you find the position such that the top surfaces of the Apex Block will aim at the top edges of the Gable Front, and onto which the Gable Roofs can sit. You may have to flip the Apex Block around to find the position that will be lined up nicely. Glue the Apex Block to the Front Roof located by the tracings, and lined up at the top, level with (but not touching) the Gable Front. Let the glue dry, take off any tape you used.

Step 4: Glue and tape the Gable Roofs to the Gable Front, the Apex Block, and the Front Roof.

☐1. **Assemble the Landing:** Glue the two Landing Raised Panels (2" x 3⁷/8" and 2" x 2³/4") together at right angles as shown in Illustration #11.
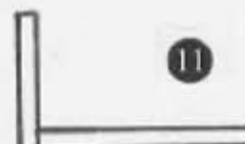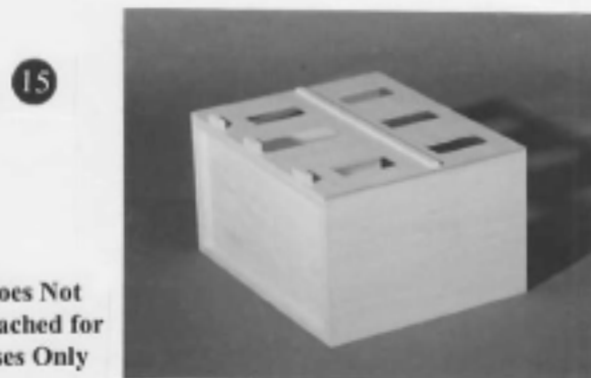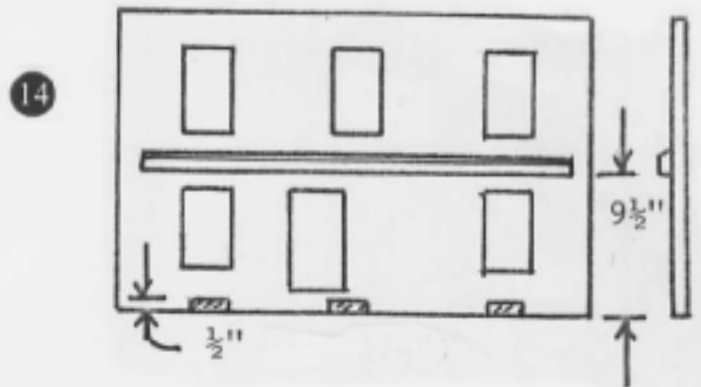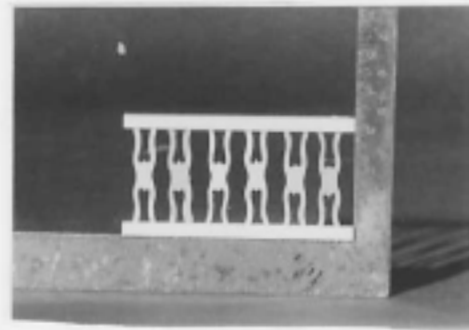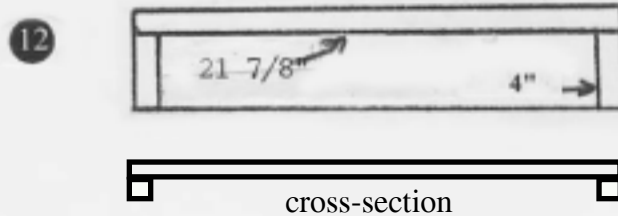
Porch Assembly:

Preview: In this section, you will assemble and install the Porch.

☐1. Glue and tape together the Porch Underframe. The long underframe overlaps the short underframes (Illustration #12).

☐2. Glue, weight, and tape the Underframe assembly to the Porch Floor, lined up at the edges Set aside to dry.

☐3. Assemble the Porch Rails: Paint the Rails before assembly. Wipe any paint out of the grooves, and do not paint the Rail ends at all.

☐4. Spread glue in the grooves of one Rail for each assembly pair. Set six of the balusters into the grooves of the rail, spaced evenly. Be sure all the Balusters are even, straight, and square (Illustration #13).

☐5. Repeat step #4 for the second Rail of the assembly pair squeezing the Balusters in one at a time. Hold the Railing set in a square or lined up with the square edge of a piece of paper to make the Rail ends exactly line up. Final adjust the Balusters straight and square. Let the glue dry.

Attach the Porch House Beam & Porch Floor Mounting Blocks:

☐6. Lightly Mark the location of the Porch House Beam $9^{1}/2"$ up from the bottom edge of the front panel. Without glue set the Porch House Beam on the Front panel, just above the $9^{1}/2"$ mark and centered side-to-side (Illustration #14). The beveled edge is at the top angled "out and down" as shown.
   Glue the Porch House Beam in place.

☐7. Without glue, lay out three Porch Mounting Blocks (4" underframes) along the bottom edge of the front panel, spaced about the same as the window openings (Illustration #15).
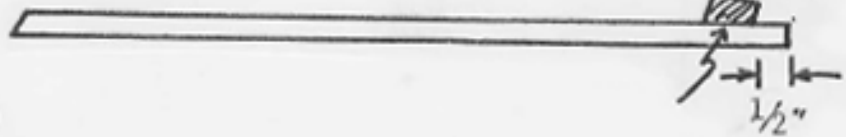   Glue the Porch Mounting Blocks in place.

This Illustration Does Not Show the Roof Attached for Illustration Purposes Only

⑫ From the bottom
21 7/8"   4"
cross-section

⑬

⑭   9½"   ½"

⑮

☐8. Glue and weight the Porch Beam to the
Porch Roof ($^1/4$" x 5" wide x 21$^7/8$") as shown in
Illustration #16.

16   Shown up-side-down

$^3/_4$"

$^1/_2$"

☐9. **Assemble the Porch Posts and Rails:**
Glue and tape the ends of the Rails to the Porch
Posts ($^1/2$" x $^1/2$" x 8), flush at the bottom and
centered front-and-back (Illustration #17).
   Make sure the assembly set is straight
and square.

☐10. **Attach the Porch:** Glue, tape, and nail the
Porch Floor to the Mounting Blocks, centered
side-to-side.

17

☐11. Glue and nail the Porch Roof to the Porch
(Illustration #18) House Beam, centered
side-to-side
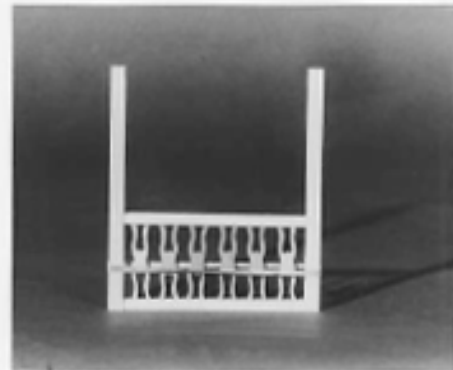
Set the rail and post sub-assemblies between the
Porch Roof and Porch Floor for support.

☐12. Carefully remove the rail and post sub-
assemblies. Spread glue on the top and bottom
edges of the Posts. Set the sub-assemblies back in
place under the Porch Beam. Nail through the
porch Roof into the Porch Posts (check for mis-
directed nail while the nail is still sticking up).
Add weight to the Porch Roof as the glue dries.

18

Assemble & Attach the Shutter Spacers
&
Interior Window Trim:

☐1. Glue a Shutter Spacer ($^3/16$" x $^3/16$" x $4^1/2$"), flush along the back edge of each Shutter as shown. The Shutter Spacer is to hold the Window Pane in place against the Interior Window Trim (Illustration #19).

Note: If you intend to install clapboard siding on your house you must use the Oversized Shutter Spacers supplied in the clapboard kit.

☐2. Do not permanently attach intreior trim until wallpapering is complete. Install the Interior Window Trim as shown. (Illustration #20).

Install the Door, Windows, & Exterior Trim:

☐3. Install the Door from the exterior.
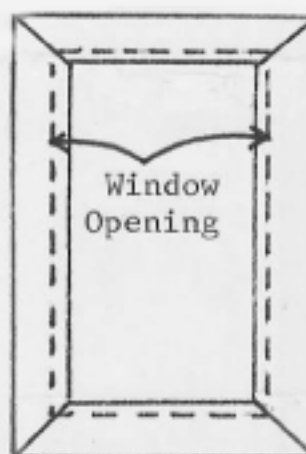*Note: There are separate frames for the interior.*

☐4. Place the Window Panes in the openings (with the "locks" up), resting on the Interior Frames. Glue the Shutters, Sills, and Lintels in place (Illustration #21).

☐5. Glue the Octagon Window into the opening of the Gable Front (Illustration #21).

SHUTTERS
SPACERS
WINDOW PANE
INTERIOR TRIM
Top view of cross-section

Window Opening
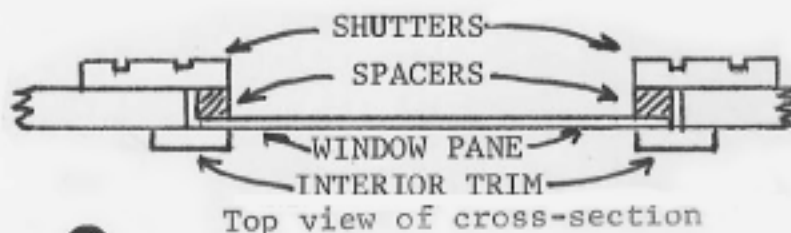
Finish the Outside Details:

☐1. Glue two Glue Strips ($^3/16$" x $^3/16$" x 6") to the back side of the gingerbread as shown (this will provide a gluing surface under the Gable Roofs)

Glue and tape the Gingerbread in place as shown in Illustration #22.

☐2. Glue the Corners to the front corners of the house and mansard roof (Illustration #23).

☐3. Glue the Rooftop Gingerbread to the Corner Posts and End Posts on the rooftop as shown in Illustration #23 & #24.

Make sure the assembly set is straight and square.

☐4. Cut one Facing Strip to fit the side edges of the rooftop. Glue Facing Strips to the Sides and Front of the Rooftop (Illustration #23).

Install the Partitions & Stairs:

☐1. Glue the partitions in place, as shown or as you like.

☐2. Spread glue along the edges of each stair assembly (from page 4). Glue the assembly to the Floors and to the Partition closest to the stair hole (see Illustration #25). Use tape to hold the assemblies in place as the glue dries.

The Landing Rail assemblies may be set temporarily or glued in place.

End Post

Gingerbread

Corner Post
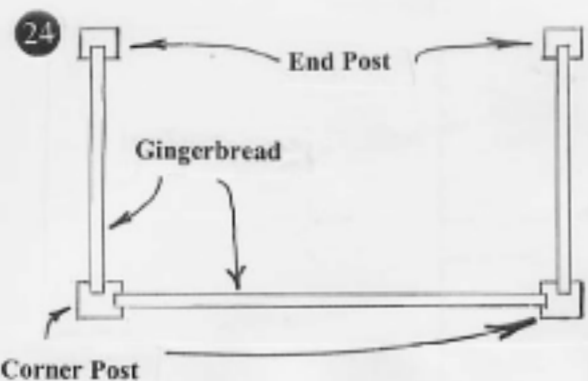
You have finished the Dollhouse part of your project...

ENJOY THE REST